

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
June 26, 2014

Case #2390: Application of William Rayner of 52 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.16(b) Front Yard; 9-105.16(c) Rear Yard; 9-105.16(e) Height; 9-105.16(g) Minimum Lot Size for a 3½ story FEMA compliant house at 52 California Street, Long Beach, NY also known as Section 59, Block 265, Lot 2 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2399: Application of Elizabeth Hill of 232 West Bay Dr., Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height for a new single family dwelling at 232 West Bay Dr., Long Beach, NY also known as Section 59, Block 53, Lots 26-27 on the Nassau County Land and Tax Map.

DECISION: GRANTED with Conditions

Case #2400: Application of Sam Pinto of 116 East Beech Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(c) Front Yard; 9-105.3(d) Side Yard for a new single family dwelling at 528 West Hudson Street, Long Beach, NY also known as Section 59, Block 21, Lot 128 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2384: Application of Mark and Casey Palmer of 989 Oceanfront, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19(b) Height for a new 2 story FEMA compliant house at 989 Oceanfront, Long Beach, NY also known as Section 58, Block 89, Lot 17 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2403: Application of John and Siobhan Whelan of 702 Lincoln Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1 (7) General Provisions for a six foot (6') high fence in the front yard at 702 Lincoln Boulevard, Long Beach, NY also known as Section 59, Block 148, Lot 71 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2404: Application of Kevin Geoghegan of 272 Monroe Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1 (7) General Provisions for a six foot (6') high fence in the front yard at 272 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 141, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2373: Application of Alissa Torres of 260 West Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2 (b) Height for a new elevated single family dwelling at 715 Monroe Boulevard, Long Beach, NY also known as Section 59, Block 118, Lot 32 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2405: Application of Joseph & Jennifer Pichichero of 23 Curley Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8 (b) Height; 9-105.8 (c) Front Yard; 9-105.8 (k) Side Yard to elevate the existing house and construct new front and rear decks at 23 Curley Street, Long Beach, NY also known as Section 59, Block 228, Lot 42 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2406: Application of Stacy Adler of 66 Forester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8 (b) Height for a new single family dwelling at 66 Forester Street, Long Beach, NY also known as Section 59, Block 178, Lots 4-6 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2407: Application of Carmine Dellacava of 909 West Park Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.19 (b) Height; 9-105.19 (d) Building Area; 9-105.19 (e) Front Yards; 9-105.19 (f) Side Yard; 9-105.19 (g) Rear Yard for a new 3 story residence at 6 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 268, Lot 13 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Case #2402: Application of Matthew Hupe of 113 Connecticut Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: Parcel A/113 Connecticut Avenue: 9-105.9(b) Height; 9-105.9 (c) Front Yard; 9-105.9 (d) Side Yard; 9-105.9 (i) Minimum Lot Size; Parcel B/1101 West Park Avenue: 9-105.9 (e) Rear Yard for a new two story, one family dwelling and sub-division of 12' X 85' from 1101 West Park Avenue and grouping the 12' X 85' with 113 Connecticut Avenue at 113 Connecticut Avenue and 1101 West Park Avenue, Long Beach, NY also known as Section 58, Block 133, Lots 388 - 390 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2408: Application of Crossfit King of the Beach of 251 West Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-112.10 Off Street Parking for a cross fit gym at 1079 West Beech Street, Long Beach, NY also known as Section 58, Block 113, Lot 56 on the Nassau County Land and Tax Map.

DECISION: OPEN FOR VOTING

Dated: June 26, 2014
Long Beach, N.Y.

Rocco J. Morelli
Chairman